

5.86 Acres/2.4 Hectares

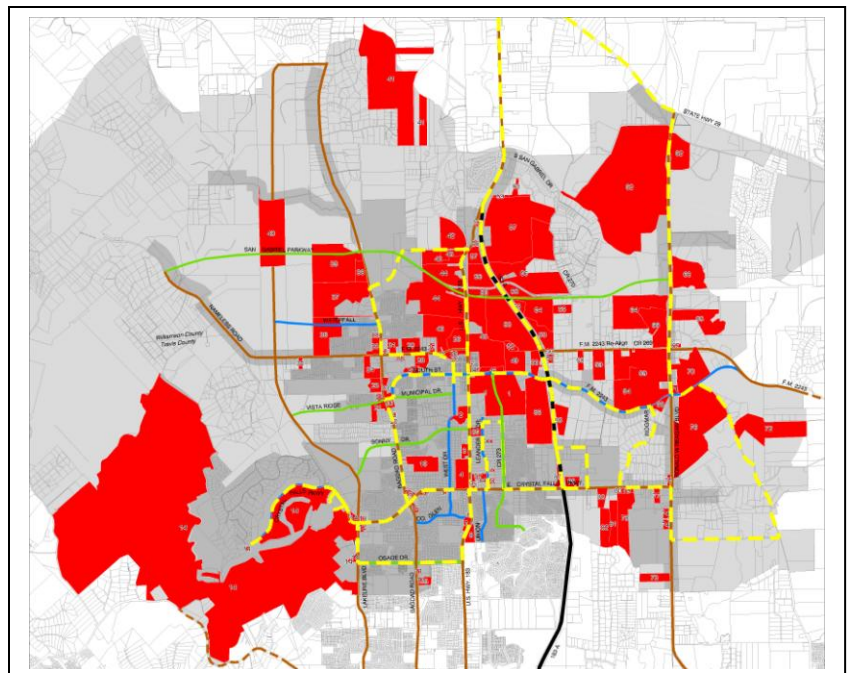
Immediate Access to southbound 183-A

Available Utilities

Greenfield

Zoning - General Commercial – 3 – C

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Property				
Total Acreage: 5.86 acres/2.4 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 343, Sec. E, J	
Location				
City: Leander			County: Williamson	
Address/Directions: Northwest (NW) corner of 183-A and East Crystal Falls Parkway				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: Immediate access			Type of Zoning: General Commercial – 3 - C	
Distance to Interstate Highways: 9 miles/14.5 kilometers				
General Site Information				
Previous Use of Site: Open Farm Land		General Condition: Excellent		Dimensions: 951 x 910 feet/290 x 277 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 5 percent slopes			Shrink/Swell Capacity: High with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Road Distance to Rail: 1.3 miles/2.1 km			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Not within the FEMA designated floodplain. Onsite detention as required by the City of Leander.	
Fenced: Yes			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Commercial, Office, Retail, Residential	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 24 inches/61 cm Pressure: 88 psi/606.7 kilopascal		Sewer - Size of Nearest Line: 8 inches/20.3 cm with significant infrastructure improvements completed in 16 months
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 8 inch/20.3 cm Poly II		Pressure: Intermediate Pressure at Crystal Falls Pkwy. and CR 271	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Chance Bolton	Phone: (512) 477-1597	Facs: (512) 477-1567	Email: cbolton@bbrec.com	Web Site: www.bbrec.com
Sales Price: \$10.00 per square foot or \$2,552,616			Lease Price: Not Applicable	
Comments: Three approved and constructed commercial driveways exist along the 183-A frontage road, and one joint commercial driveway is approved and constructed along East Crystal Falls Parkway at the western boundary of the property. Approximately 1,606 feet/490 meters of frontage exists along the west side of the 183-A access road and approximately 271 feet/83 meters of frontage exists along the north side of Crystal Falls Parkway (CR 272).				